

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning - Nalgonda Municipality - Certain variation to the Master Plan - Change of land use from Residential use zone to Commercial use in the open land of house bearing No.6-2-109 near Clock Tower Chowrastha, Nalgonda to an extent of 1220.51 Sq.Mtrs.,(1460 Sq.Yards) - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 552.

Dated:21-12-2010.
Read the following:-

1. G.O.Ms.No.594 MA., dated 8.6.1987.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4043/2010/H, dated 9.8.2010.
3. Government Memo. No.15676/H1/2010-1, Municipal Administration and Urban Development Department, dated 5.10.2010.
4. From the Commissioner of Printing, A.P. Extraordinary Gazette No.558, Part-I, dated 8.10.2010.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4043/2010/H-I, dated 1.11.2010.
6. From the Commissioner, Nalgonda Municipality, Letter No.G1/143/2010, dated 15.11.2010.
7. Government Memo. No.15676/H1/2010-2, Municipal Administration and Urban Development Department, dated 02-12-2010.
8. From the Commissioner, Nalgonda Municipality, Letter No.G1/143/2010, dated 15.12.2010.

O R D E R:

The draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987 was issued in Government Memo. No.15676/H1/2010-1, Municipal Administration and Urban Development Department, dated 5.10.2010 and published in the Extra-ordinary issue of A.P. Gazette No.558, Part-I, dated 8.10.2010. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Nalgonda Municipality in his letter dated 15.11.2010 has stated that the applicant has paid an amount of Rs.8785/- (Rupees eight thousand seven hundred and eighty five only) towards change of land use charges and conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad.

The Municipal Commissioner, Nalgonda Municipality, Nalgonda District.

Copy to:

The individual through the Municipal Commissioner, Nalgonda Municipality, Nalgonda District.

The District Collector, Nalgonda District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nalgonda Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 558, Part-I, dated 8.10.2010 as required by clause (b) of the said section.

...2.

VARIATION

The site in the open land of house bearing No.6-2-109 near Clock Tower Chowrastha, Nalgonda to an extent of 1220.51 Sq.Mtrs.,(1460 Sq.Yards), the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987, is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP.No.5/2010/H, which is available in Municipal Office, Nalgonda Town, subject to the following conditions; namely:-

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall pay betterment charges to the Nalgonda Municipality as per rules in force.
8. The applicant shall not develop the land prior to the approval from the competent authority.
9. The applicant shall maintain 6 Mtrs, of set back towards 80 feet wide road.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Building of Venkat Ramulu, H.NO.6-2-1417 part & H.No.6-2-109 Part
- South : 80'-0' wide Master Plan road.
- East : H.No.6-2-109 Part.
- West : Hotel Venkataramana & Meenakshi lodge bearing No.6-2-1411.

**T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

SECTION OFFICER